

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 3

Property ID: R49131

Property Information

property address: 1219 S COLLEGE AVE

legal description: WINTER, BLOCK 3, LOT 5, 6, 7R

owner name/address: CHEYENNE SALES INC

PO BOX 609

MABANK, TX 75147-0609

full business name: Auto Repair ?

land use category: Comm - Retail

type of business: \_\_\_\_\_

current zoning: SC-B

occupancy status: Occ

lot area (square feet): 17550

frontage along Texas Avenue (feet): 114

lot depth (feet): 110

sq. footage of building: 5689

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

NO

NO

190

Improvements

# of buildings: 1 building height (feet): 15 # of stories: 1

type of buildings (specify): Metal

building/site condition: 3

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) \_\_\_\_\_

approximate construction date: 1982

accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) Chain Link Fence

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_

overall condition (specify): \_\_\_\_\_

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no

# of available off-street spaces: Unknown

lot type: ☒ asphalt ☐ concrete ☐ other \_\_\_\_\_

space sizes: \_\_\_\_\_

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: \_\_\_\_\_

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no

meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☒ no

comments: \_\_\_\_\_

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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